



Second Floor Flat, Flat 2, 5 Lower Park Row
Guide Price Range £250,000 - £275,000

RICHARD
HARDING

Second Floor Flat, Flat 2, 5 Lower Park Row

City Centre, Bristol, BS1 5BJ

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A generous apartment making up the 2nd floor of this handsome Grade II listed town house, being offered with no chain. This property has a rare combination at this price point, of far-reaching views, whilst being within striking distance of the city centre and has covered allocated off street parking.

Internally the impressive full-width living space is flooded with light through three sash windows.

A good sized bedroom and smart bathroom are found to the other side of the apartment.

Key Features

- A second floor apartment measuring 548 sq. ft/51 sq. m with commanding and far-reaching views - offered with no chain.
- Lower Park Row is a relatively quiet street, whilst being a short walk to the city centre and Christmas Steps.
- An impressive and full width open plan living space, measuring 17'1 and is filled with natural light through three sash windows.
- Allocated and covered off street parking is found directly behind the building via Lodge Place.
- The double bedroom has plenty of built in storage and the smart and well-appointed bathroom is found to its side.

ACCOMMODATION

APPROACH: via communal entrance from the street opening into a spacious communal hallway where a grand period staircase leads up two floors to the second floor landing with door off to this apartment. The top landing has a glazed roof which allows lots of natural light to flood through the communal hallway. Private door on second floor opens to:-

ENTRANCE HALLWAY: a central entrance hallway with doors off to kitchen/dining/living area, bedroom and bathroom/wc.

KITCHEN/DINING/LIVING AREA: (rear) (17'1" x 16'10") (5.21m x 5.13m) two large sliding sash windows taking in a city centre view and beyond. Kitchen area with floor and wall hung units, an integrated electric hob and oven, a double stainless steel sink with drainer which has a mixer chrome style tap over, a mirrored splashback, chequered linoleum floor, original period fireplace and surround, period style ceiling cornice. Space for dining table and chairs and settee.

BEDROOM: (13'8" x 10'9") (4.17m x 3.28m) a double bedroom with full depth built-in wardrobe and a half depth built-in wardrobe adjacent, period style sliding sash window to the front elevation, laminate floor and ceiling cornice.

BATHROOM/WC: a large period style sash window to the front elevation, tiled floor, three piece white suite with shower over bath which is a chrome style deluge head and thermostatic shower valve, wc and pedestal sink with chrome mixer tap over. Chrome heated towel rail. A large storage cupboard is also found in the bathroom and doubles as a utility space as it is where the washing machine is housed.





OUTSIDE

PARKING: the apartment enjoys the benefit of an off-street parking space located at the rear of the property which is unallocated but the seller uses the left hand side of the two parking spaces, accessed via Lodge Place. There is also a lockable outside bike area.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 24 June 2000. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: B

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

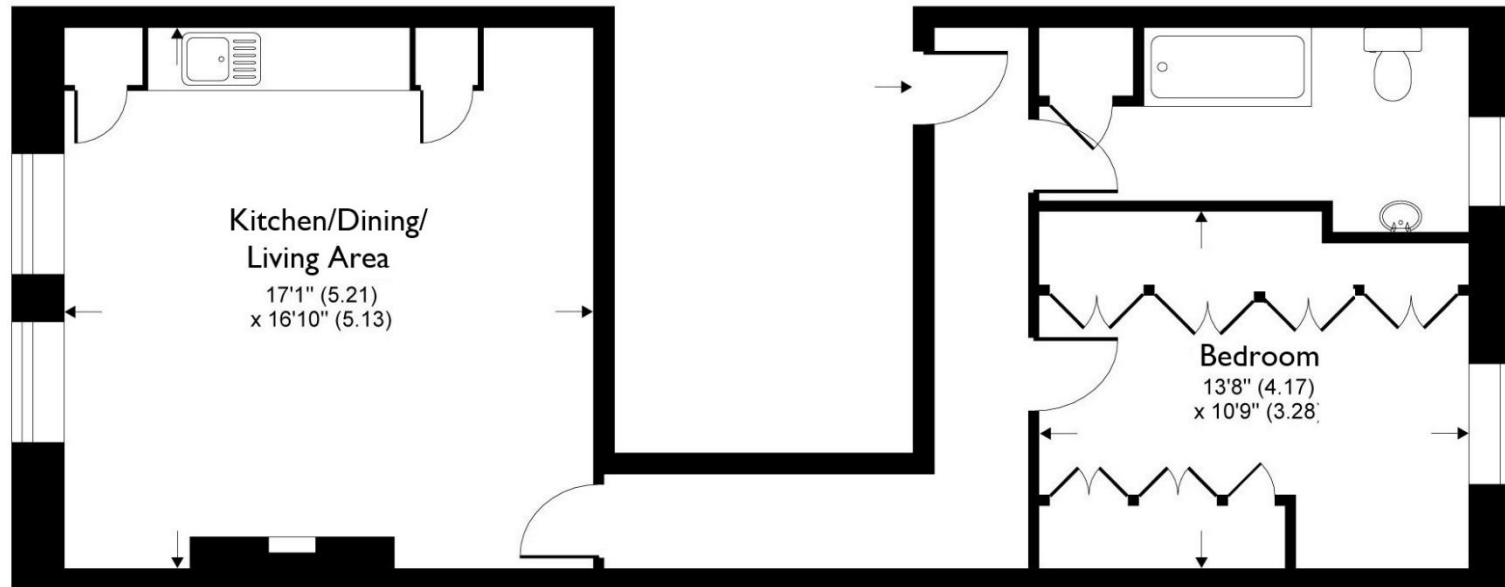
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approx Gross Internal Measurements 57 sq m / 613.54 sq ft



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Richard Harding and no guarantee as to their operating ability or their efficiency can be given.

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